

FINAL ACTION MEMO
Planning Commission Meeting of July 20, 2021

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Mr. Bailey; Mr. Randolph; Mr. Clayborne; Mr. Keller • PC Member absent were Ms. More; Mr. Carrazana (UVA Rep.) • Staff members present were: Charles Rapp, Megan Nedostup, Jodie Filardi, Amelia McCulley, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda</p>	<p><u>Clerk:</u></p>
<p>4. Presentation</p> <p>4a. UVA Emmet Street Project Alice Raucher, the Architect for the University of Virginia, will be providing an update of the Ivy Corridor Master plan and recently approved projects, including the new School for Data Science, and the Hotel and Conference Center.</p>	<p><u>Clerk:</u> None</p>
<p>5. Public Hearing:</p> <p>5a. ZMA202100004 Breezy Hill MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09400-00-00-001A0; 09400000000500; 09400000000600; 09400000000800; 094000000008A0 LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive. PROPOSAL: Rezone multiple properties for a maximum of 80 residential units. PETITION: Rezone a total of approximately 75.6 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R1 Residential, which allows residential uses (1 unit/acre density). 80 residential units are proposed at a gross density of approximately 1 unit/acre and a net density of approximately 1.4 units/acre. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Village of Rivanna Comp Plan Area. "Neighborhood Density</p>	

<p>Residential (Low)” and within Area B in the Master plan – residential uses (1 unit/acre) and supporting uses such as places of worship, schools, public and institutional uses; and “Parks and Green Systems” – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. (Megan Nedostup)</p> <p>Action: The Planning Commission recommended denial of ZMA-2021-04 Breezy Hill for the reasons stated in the staff report.</p> <p>Failed with a vote of 6:0 (Ms. More absent)</p> <p>Action: The Planning Commission recommended approval of ZMA-2021-04 Breezy Hill for the favorable reasons stated in the staff report, with the following conditions:</p> <ol style="list-style-type: none"> 1. A width should be provided on the plan for the future connection across Carrol Creek, recommend 50 feet to have adequate area for a vehicular connection. Also, the wording should be revised to state “Upon Demand of the County”. 2. Provide a recreational area for children in the pocket park. A residential development as proposed would typically include a number of families with children, and a playground or other active space (example: play field that is graded and smooth) would be appropriate to provide in the pocket park beyond grills and picnic tables. 3. The applicant include defined and improved amenity space to include recreational facilities 4. That the plan be amended to include a trail network through the buffer and to connect the cul-de-sac streets through a pedestrian connection allowing a comprehensive trail network throughout the development. <p>Approved with a vote of 4:2 (Mr. Keller and Mr. Randolph opposed. Ms. More absent)</p>	
<p>6. Committee Reports:</p>	
<p>7. Old Business/New Business:</p>	
<p>8. Items for follow-up:</p>	
<p>Adjourn to August 3, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 8:30 p.m.</p>	